

SIGN PERMIT APPLICATION ANALYSIS

APPLICATION INFORMATION

PS-10-2013

Name: Brent Stone

Phone No.: (770) 822-1944

Email: bstone@garrardgroup.com
Business Name: Family Dollar

Business Type: Retail - General

Address: 1125 N. Indian Creek Drive

Zoning District: TC

P&Z Hearing Date: November 19, 2013

Prepared by: Jason Gaines

DESCRIPTION OF REQUESTED SIGN

The applicant requests to install two (2) backlit wall signs. One would be located on the façade facing N. Indian Creek Drive, while the other would be placed on the façade facing the parking lot, above the main ingress-egress point of the structure.

OTHER SIGNAGE ON SUBJECT PROPERTY

The site is currently still under development/construction. An application for ground signage was approved on October 15, 2013. The application consisted of one (1) 75 square-foot monument sign along the N. Indian Creek Drive frontage of the property, as well as one (1) 16 square-foot monument sign along the Vaughan Street frontage.

ZONING PROVISIONS (APPENDIX A - ZONING)

The subject property is a retail store (under development). This use is a permitted in the TC Zoning District.

SIGN ORDINANCE PROVISIONS (CHAPTER 15.5)

(Sec. 15.5-14): General Size, Height and Location Requirements

- (Sec. 15.5-14(2)-a.): Regulations according to location: In commercial areas, businesses which have an attached sign shall not have a permanent detached sign. In residential areas, attached signs are prohibited. One (1) attached sign is permitted in all non-residential areas.
 - The applicant had another recent application for two ground signs at the subject location. That application was approved. If those signs were to be installed, the signs that are the subject of this application would be non-compliant. **COMPLIANCE: NO**
- (Sec. 15.5-14(2)- b.) Display of attached signs. All attached signs and their words shall be mounted parallel to the building surface to which they are attached. On any building facade, there may be a maximum of eight (8) words which contain any character no greater than four (4) inches in height, except that words consisting of characters less than four (4) inches high may be used without limitation as to their number.
 - The sign facing the parking lot would consist of lettering approximately 48 inches (4 feet) in height, with a logo in between the wording of approximately 5 feet, 6 inches in diameter.
 The sign facing N. Indian Creek Drive would consist of lettering approximately 34 inches (2

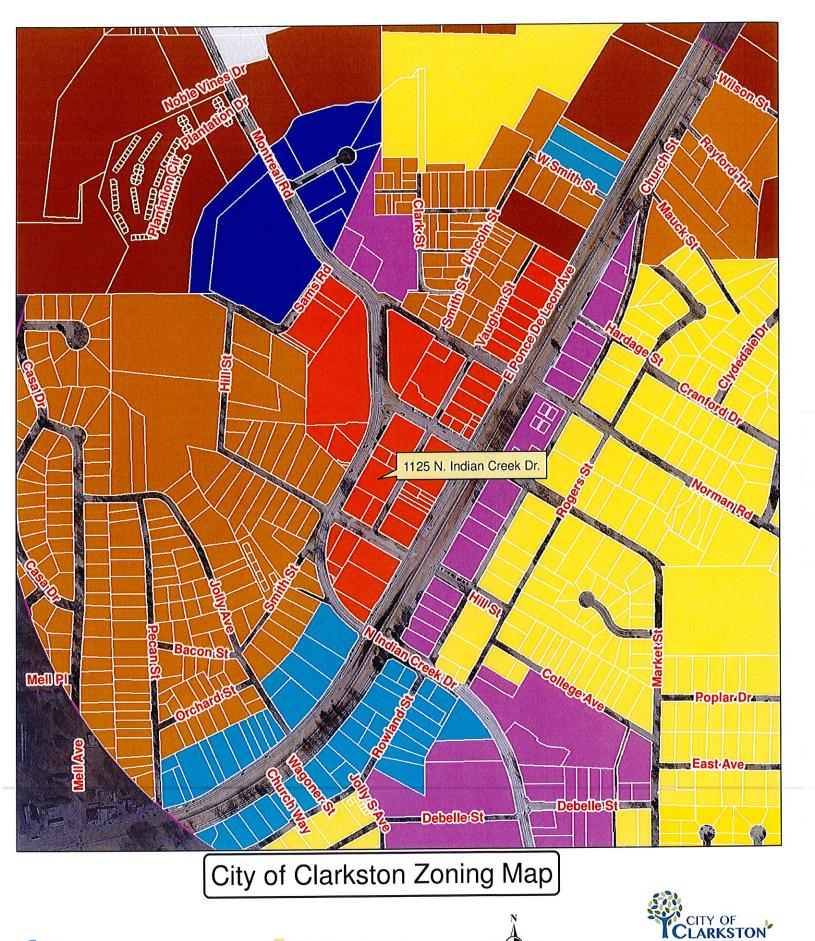
If this request is denied, the applicant would have the right to file an appeal, in writing, to the City within 15 days of the denial. The matter would then be taken up by City Council at the next monthly meeting, which will be held on Tuesday December 3rd.

STAFF RECOMMENDATION

Staff recommends <u>denial</u> of the request by Brent Stone to install a wall signage at 1125 N. Indian Creek Drive.

ATTACHMENTS

- Application Form
- Location Map
- Concept Drawings









0.15 Miles







SIGN PERMIT APPLICATION

This document must be completed in full by the Applicant. Please see Applicant Instructions for complete submittal requirements.

Date of Application	on 10/2	28/13		
Applicant Name	Brei	nt Stone		
Business Name		nily Dollar	· · · · · · · · · · · · · · · · · · ·	
Business Address	***************************************		I., Suite 2300, Dulu	th. GA 30097
Business Phone N)-822-1944	III Odilo Lobo, Baia	in dividuoli
Alternate Phone I	***************************************	3-990-4549		
Email Address	~	one@garrardg	roup com	
Is this a commerc		ono e gan arag	1000.00111	
residential use?	21-12	Commercial	☐ Residential	
Zoning District	18	th		
Contractor Erection				
(required)		Nyse Signs		
Contractor Addre	ss 452	21 Industrial A	ccess Road, Dougla	asville, GA 30134
Contractor Busine		3-244-1445		
Contractor Email	Address jblo	odworth@der	yseco.com	
Address where Sig	gn will be			
Erected	_112	<u> 5 North Indian</u>	Creek Drive, Clarks	ston, GA 30021
Description of Sig				
in Relation to Nea	NOT THE TOTAL PROPERTY OF THE	II O' NINA/		O' NE (''
Building		····	elevation & 1 Wall	Sign on NE elevation
	(2 tot			
1		FOR OFFICE U	SE ONLY	
Permanent sign appli	cation fee is 10% of	value of the sign	to a maximum of \$500.00	•
		Fvalue of the sign Cash)
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SIGN PERMIT APPLICATION

		 Site plan of the building and all proposed and existing sign locations, including signs both attached to the building as well as any detached monument type signs. Include dimensions of the building face to which the sign will be attached. 	Attached
		If the sign will be attached to a shopping center, strip center and/or as part of a complex of connected buildings, it must be uniform in location, size, and color of lettering to the adjacent existing signs. If these conditions apply to your situation, you must provide photographs of the signs located adjacent to your proposed sign. If there is a major tenant in the shopping center, include a photograph and dimensions of the major tenant sign. If there is no major tenant, please directly state this.	N/A
	b.	Sign dimensions and details, including a drawing and the following information:	19/7
	U.	Attached signs:	
		Overall size of the building façade	Attached
		- Size of the sign	
		- Bolt size (no less than 3/8") and connection types and details	
		- Color and size of font lettering (no more than 4" on attached signs	
		- Materials to be used	
		- Distance of the sign from the ground	
		- Amount of projection of the sign from the building	
		Detached monument signs:	
		- Foundation details	
		- Sign colors	*******
		- Sign materials	
		- Distance of the sign from the ground	
	c.	The following additional documents	
		 Written consent of the owner of the building or land 	
		 Electrical wiring diagrams where applicable 	
		 Insured electrical contractor information 	
		- Copy of stress sheets	
		- Dead loads and wind pressure in any direction	
		 Hold harmless agreement to save City from damages 	
		- Estimated/Actual Cost of Sign (copy of invoice)	<u> </u>
8.	Your	application will not be accepted or reviewed until all required submittal items are rec	eived.
9.		application will be reviewed by the Planning and Zoning Commission on Third Tue	esday of the Month
	(date). The Planning and Zoning Commission meetings are held at City Hall.	



SIGN PERMIT APPLICATION

CONDITIONS

By submitting this Application, Applicant agrees to the following conditions which are mandatory for a sign permit in the City:

Insurance Requirement

Applicant must procure, maintain and keep in full force and effect at all times for so long as the sign that is the subject of this application is in place, liability insurance insuring against all third party liability claims and demands for injury to, or death of, persons, or damage to property which arise out of the installation, placement or maintenance of said sign. Such policy of insurance shall insure against any such claim, injury, or loss in an amount not less than \$500,000.00, per occurrence, \$1,000,000.00 General Aggregate for injury (including death) to one or more persons attributable to a single occurrence and for property damage. Such liability insurance may be in the form of general premises liability insurance. A certificate reflecting such insurance coverage shall be provided to the City before the issuance of any sign permit.

Maintenance of Sign

Applicant agrees to maintain said sign in a safe manner, so that it is not a hazard to pedestrian or vehicular traffic, and to conform to all zoning, traffic and safety ordinances of the City of Clarkston with regard to the placing of said sign.

Removal of Sign

The undersigned agrees to remove any sign upon request by the City of Clarkston, in the event it should be deemed by the City Manager to be hazardous to the health, safety and welfare of the public.

SO AGREED:						
The state of the s		10/28/13				
Applicant Signature		Date				
Approval Planning & Zoning Committee:						
Committee.	Print Name	Title				
Approval by City Council (When Applicable):	Signature	Date				
(Print Name	Title				
	Signature	Date				



HOLD HARMLESS AGREEMENT FOR SIGN APPLICATIONS

at

THE	UNDERSIGNED	APPLICANT,	being	the						
	Brent Stone				in	the	city o	f Clarksto	n, Geor	gia,
know		mily Dollar	avanderes santra an est					t said bus		
applie	d to install a sign at	such location, A	pplicant	here	by agre	es to	indem	nify and h	old harm	less
the Ci	ty of Clarkston fron	any and all inju	iries, cla	aims,	demand	ds, da	mage	s or causes	of action	n of
any na	ature whatsoever (in	cluding attorney	's fees	and c	osts) ar	rising	from	the approv	al, locati	ion,
install	ation, placement or	maintenance of a	ıny sign	locat	ed at th	e abo	ve-de	scribed loc	ation.	
	100 miles									
Applie	cant further agrees	to defend the C	City aga	inst a	any cla	im re	elated	in any m	anner to	the
appro	val, location, install	ation, placemen	t or ma	inten	ance of	fany	such	sign and	to promp	otly
reimb	urse the City for any	attorney's fees	or costs	incur	red in d	etens	e of a	ny such cla	um.	
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Date:	10/28/13	*								
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